Karen Johnson Davidson County
Batch# 576468 DEEDQC
02/24/2021 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210224-0022989

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-630601

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Matthew J. Tyska	Matthew J. Tyska	10413018900
3634 Valley Vista Road	3634 Valley Vista Road	
Nashville, TN 37205	Nashville, TN 37205	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, TINA MICHELLE IVERSON and MATTHEW JOHN TYSKA, also known as MATTHEW J. TYSKA, wife and husband, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MATTHEW J. TYSKA, a married man, hereinafter referred to as "Grantee", whose mailing address is: 3634 Valley Vista Road, Nashville, TN 37205, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot 2 and the westerly 20 feet of Lot 3, Plan of Bellwood, Block A, as of record in Plat Book 547, page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 3 front together 80 feet on the northerly side of Valley Vista Road and extend back between lines, 196.27 feet, more or less, on the easterly line and 196.62 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.

Included in the above description but excluded there from is the following tract of land conveyed to Douglas B. Wh.ite and wife, Peggy L. White, by deed from D & R Properties, dated June 11, 2004, and filed for record as Instrument No. 20040615-0070747, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the SW corner of Lot No. 2 on the Plan of Bellwood; thence along Valley Vista Drive, N 67 deg. 14' 01" W 39 .44 feet to an iron pin at the SE corner of property owned by Douglas B. White, et ux, (DB 9015-830, ROD CT), and being Lot No. 38 on the Plan of Whitworth, Phase 2, of record in Plat Book 7900, page 470, said Register's Office, thence in a northeasterly direction along the easterly line of White, N 71 deg. 12' 19" E 31.18 feet to an iron pin; thence continuing with said easterly line in northerly direction, N 30 deg. 41' 42" E 134.63 feet to an iron pin at the NE corner of said White property; thence leaving said corner, N 30 deg. 56' 33" E 4.3 feet to an iron pin; thence in a northeasterly direction N 65 deg. 00' 24" E 10.52 feet to an iron pin; thence in a southerly direction S 26 deg. 15' 44" W 166.38 feet to the point of beginning.

BEING the same which Tina M. Iverson, unmarried by Deed dated November 15, 2011 and recorded November 22, 2011 in the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20111122-0091350 conveyed unto Tina Michelle Iverson and husband, Matthew John Tyska.

Tax ID No.: 10413018900

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3634 Valley Vista Road, Nashville, TN 37205.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of January, 2021.

Tina M Iverson
TINA MICHELLE IVERSON

MATTHEW JOHN TYSKA, also known as
MATTHEW J. TYSKA

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TINA MICHELLE IVERSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15th day of January, 2021.

Notary Public
My Commission expires: 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MATTHEW JOHN TYSKA, also known as MATTHEW J. TYSKA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15th day of Jan, 2021.

Notary Public
My Commission expires: 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

MATTHEW J. TYSKA

Subscribed and sworn to before me this 15th day of January, 2021.

Notary Public
My Commission expires: 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Gavin A. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PA

County of Montgomery

Personally appeared before me, Hannah Joy Sywulak, a notary public for this county and state, Gavin A. Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/2021
Notary' Seal (if on paper)

Commonwealth of Pennsylvania

Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Sep 25, 2021